

WEST CEMETERY IRON WORK

Dickinson Plot Fencing





EDWARD DICKINSON
BORN
JAN. 1803
DIED

JUNE 16, 1871

HIS WIFE

NELSON



Cutler Plot Fencing



Image from 2005

Current Condition of Fence-Summer 2010



FY12 RECORDS RESTORATION

	Date	Cost
Mortgages Vol. 10	1909 - 1912	\$724
Mortgages Vol. 11	1913 - 1919	\$1,059
Mortgages Vol. 12	1919 - 1923	\$1,057
Business Notices Vol. 23A		\$1,155
Business Notices Vol. 23B		\$1,155
Births	1955 - 1956	\$1,000
Marriages	1959-1961	\$700
Deaths	1959-1961	\$1,000

\$7,850

Plus microfilm and one copy

Amherst Historical Society
Proposal for CPA Funds
December 7 , 2010

The Amherst Historical Society requests \$25,000 in CPA funds for a feasibility study which will be the first step toward preserving the Strong House, preserving the Society's collections and possibly adding a public meeting room. The study is to determine:

- 1) How to preserve the integrity of the structure of the Strong House while adding an extension to the rear of the building, which will provide much-needed exhibition, program, meeting and collection storage space. The addition of a room or rooms to the rear of the Strong House will put an added strain on the 1760s structure; the number of visitors through the house will add weight and strain on the floors and foundation, and excavation for a full basement will impact the already insecure foundation of the Strong House.
- 2) The size, configuration, and cost of a climate-controlled storage facility for the 1,500 plus artifacts that the Amherst Historical Society cares for. The collections are presently stored in restricted upper level closets and spare rooms or are on display in the Strong House, which is unheated, causing extreme fluctuations of temperature and humidity which damage the artifacts. The weight of the collections adds an added strain on the upper level floors. The confined storage areas make it difficult for researchers to work with the collections. The new storage facility would be located in an underground facility beneath the Strong House addition.

The collections span over five centuries of Amherst's history, from the pre-revolutionary war period to 2010. The prized objects include the town's official weights and measures dating from the late 1700s, signs from local businesses such as the 18th century Nash Tavern and the Boltwood Hotel, a Civil War Collection that includes a field doctor's medical kit, a soldier's uniform, and soldiers' portraits. The Society also holds the art and personal artifacts of Mabel Loomis Todd and the only surviving dress owned by Emily Dickinson.

This request comes after 18 months of long-range planning on the part of the AHS Board of Trustees. In 2009, the Board held two community engagement sessions lead by a consultant with funds from a Community Foundation of Western Massachusetts grant. The two follow-up reports guided us in long range planning sessions of the Board from April to October 2010.

Here is our budget:

AHS can envision an expenditure of \$2 million dollars to bring the Strong House up to museum standards, to add a wing to the building, and to create an endowment for upkeep in future years . We have found a reputable local fund-raising firm that could deliver a financial feasibility report for about \$10,000 to \$12,000. If this study should show that raising such a sum is not currently feasible, then we will have to scale back our plans accordingly.

For structural evaluations by professional engineers we estimate needing \$3000 to \$5000.

For design work we estimate architectural fees of \$3000 to \$5000.

For construction cost estimates we estimate needing \$3000 to \$5000.

To preserve our collections we foresee paying a consultant to evaluate our storage space needs and recommend the right climate controls. For this study we anticipate a cost of \$3000 to \$12,350.

To make sure that our project is designed to the best museum standards, we plan to include a peer review process, seeking comments from the leaders of other history museums in the region. For this we estimate a cost of \$1000 to 2000.

For a professional market researcher to gather further input from the community about potential users of the proposed public meeting room we estimate a cost of \$1000 to \$2000

To secure relief in probate court from the restrictions imposed on the Strong House by a 1916 will, AHS estimates it will need \$1000 to \$2000 for legal services.

Budget Summary:

Financial feasibility	\$10,000 to \$12,000	
Engineering	3,000	5,000
Design/Architect	3,000	5,000
Construction Cost Estimating	3,000	5,000
Collections Consultant	3,000	12,350
Peer Review	1,000	2,000
Community Input Research	1,000	2,000
Legal	1,000	2,000
Total	\$25,000	\$45,350

In securing the services listed above, AHS intends to rely wherever possible on donated or discounted professional services and to keep all costs to a minimum. Therefore some of the cost figures listed above may be reduced, but we anticipate needing the entire \$25,000.

The goal is to provide a suitable museum for Amherst history for the community to be proud of 100 or 150 years from now.

Amherst Historical Society
Proposal for CPA Funds
November 15, 2010

The Amherst Historical Society requests \$25,000 in CPA funds for a feasibility study to determine:

- 1) How to preserve the integrity of the structure of the Strong House while adding an addition to the rear of the building. The addition will provide much-needed exhibition, program, and collection storage space. The addition of a room or rooms to the rear of the Strong House will put an added strain on the 1760s structure: the number of visitors through the house will add weight and strain on the floors and foundation, excavation for a full basement will impact the already wobbly foundation of the Strong House.

- 2) The size, configuration, and cost of a climate-controlled storage facility for the 1,500 plus artifacts that the Amherst Historical Society cares for. The collection is presently stored in restricted upper level closets and spare rooms or is on display in the Strong House, which is unheated; the temperature and humidity fluctuates wildly. The weight of proper shelving adds an added strain on the upper level floors. The confined storage areas make it difficult for researchers to work with the collection. The new storage facility will be located in an underground facility beneath the Strong House addition.

The collection spans over five centuries of Amherst's history, from the pre – revolutionary war period to 2010. The prized objects include the town's official weights and measures dating from the late 1700s, signs from local businesses such as the 18th century Nash Tavern and the Boltwood Hotel, a Civil War Collection that includes a field doctor's medical kit, a soldier's uniform, and soldier's portraits. The Society also holds the art and personal artifacts of Mabel Loomis Todd and the only surviving dress owned by Emily Dickinson.

We seek the funds for the preparation of a feasibility study for this addition.

In kind services:

John Kuhn, architect, pro bono

Don Teagno: an estimate of construction costs [ask him]

Paid services

Collections storage consultant (I recommend Marianne Curling, former curator, Mark Twain Hs)

Consultant to run the feasibility study

Matt Blumenfeld, Financial Development Agency (discount)

This request comes after 18 months of long-range planning on the part of the AHS Board of Trustees. In 2009, the Board held two community engagement sessions lead by a consultant with funds from a Community Foundation of Western Massachusetts grant. The two follow-up reports guided us in long range planning sessions of the Board from April to October 2010.



9 December 2010

Amherst Historical Commission
c/o Nathaniel Malloy

RE: North Amherst Community Farm – Barn Stabilization and Future Restoration

Board of Directors

David Kastor, *Co-President*
Carl Mailler, *Co-President*
Steve Dunn, *Clerk*
Penny Pekow, *Treasurer*

Beth Dichter
Laura Fitch
Don Gallagher
John Gerber
Robert Greeney
Patricia Holland
Denise Klm-Kusner
Rob Kusner
Ted White

Executive Director
Therese Fitzsimmons

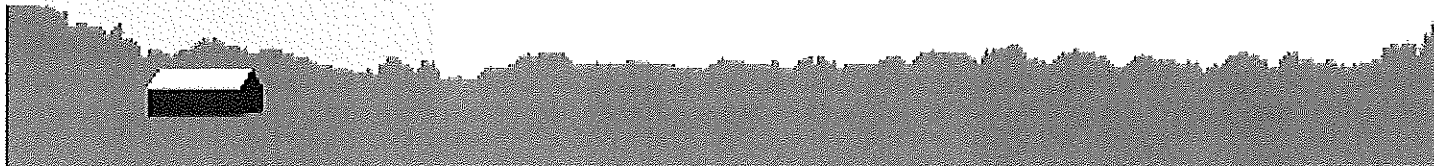
To Historical Commission and CPAC Members,

I am writing to you on behalf of The Board of Directors of the North Amherst Community Farm (NACF, a 501c3 corporation, chartered in Massachusetts) regarding the large barn and the connecting wing on the NACF property located at 1089 North Pleasant Street, Amherst. As the only architect on the board, I volunteered to conduct an assessment of the buildings on the property and to prioritize on-going maintenance and repairs. Unfortunately, what I discovered was that the large barn had deteriorated significantly in the last year – the north wall is buckling (see photo below).

In light of this discovery, we think it is important to act quickly to make emergency repairs, assess the building properly, and begin building a plan for its restoration. As the NACF is not flush with cash (still holding a significant mortgage), we are seeking CPAC funds for this work.



The large barn is approximately 40' x 60' and over 30' in height. According to David Parker, of Structural Restoration, the barn was constructed between 1785 and 1820. It is no longer used for sheltering animals or hay bales, just storage. With the exception of the north wall,



the structure is reasonably sound although it will need extensive repairs and the addition of piers if it is to survive for long. A very rough estimate for stabilization and restoration of the structure for storage and agricultural use is in the \$200,000 range.

NACF believes that the barn is an important structure worthy of preservation as it is a surviving part of a late-18th-early-19th-century farmstead characteristic of the early settlement of Amherst. The barn is unique in many ways and is still part of a working farm. The mission of the NACF is to "promote and support sustainable agriculture in the heart of North Amherst....to preserve and develop its 35 acre farm site into a productive and education agricultural resource for the community". At this point thousands of people come to the site for farm share pickup, festivals, and passive recreation. If it is preserved, the barn will remain a cultural symbol that will touch and educate many.

Ultimately NACF would like to use the barn for community purposes such as: educational activities, films or dramatic presentations, musical performances and food related workshops. The more modern structures on the property will house animals and working agricultural equipment.

Regarding costs for emergency repair and further assessment, we are requesting \$25,000 broken down as follows:

- \$10K for a structural evaluation and restoration plan for the barn and connector
- \$15K for urgent repairs to north wall and other areas as revealed by structural evaluation. This price is based on a rough estimate provided by Ziter Salomey of Salomey Construction (Otis, MA).

Please let me know if you have any questions. Thank you for consideration,



Laura Fitch, AIA
Principal Architect
Kraus-Fitch Architects
413-549-5899
lfitch@krausfitch.com

cc: Jim Wald, Historical Commission
Board of Directors, North Amherst Community Farm

David D. Parker
Structural Restoration

802 579-9663

November 17, 2006

After inspecting the small out building which connects the main house to the large existing barn, I can provide you with the following information:

The existing barn was built around 1910. This building has been modified over the last 90+ years and was built with materials from other buildings.

The Main House was built between 1790-1825. The Large Barn was built between 1785-1820. Both buildings have a lot of English characteristics within the frames.

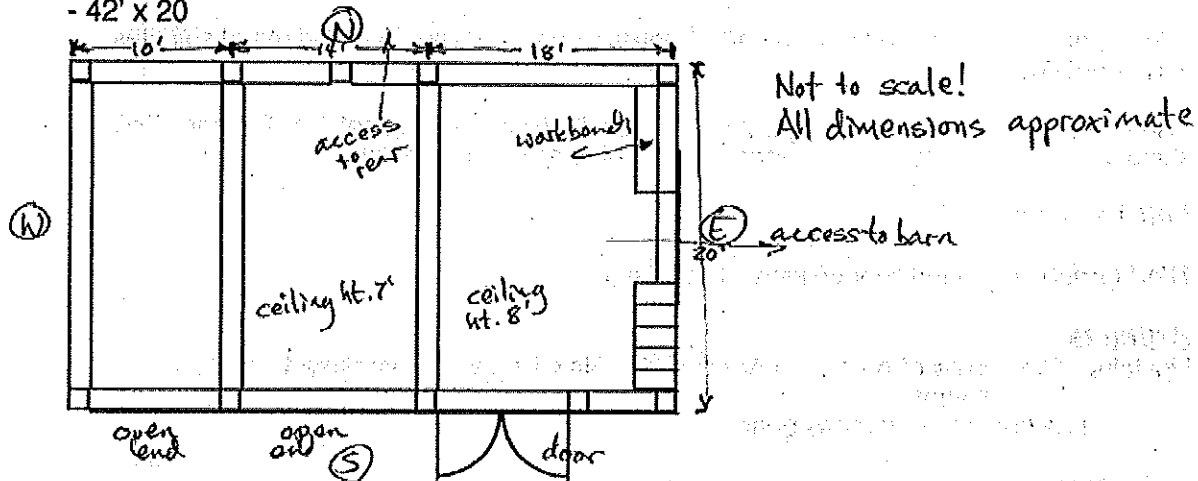
If you have any questions please feel free to contact me at 413 549-4439 or 802 579-9663.

David D. Parker

Notes on Carriage Shed 1089 N. Pleasant Street

General

- Shed is crowded with debris. Makes access and detailed assessment difficult.
- 42' x 20'



Foundation

- W rear section has granite block. Next section to E has dry laid stone. To E of that it is sunk into ground. (House foundation above grade is brick)

Floor Poured concrete

Wall Frame

- Post and beam. Mix of hewn and sawn timbers.
- Some members sawn on mill with circular blade. Indicate post 1850 milling. From Cows Lumber?
- Some are hand hewn. These seem to indicate reuse from a much older structure.
 - Front middle section of top plate
 - Rear top plate
 - Rear W bottom plate. Auger marks in mortise seem to have no lead screw holes. Could indicate 18th C mortice.
 - One post at rear door
 - Wall between shed and house
 - R middle cross beam
 - Rear cross members
- Rear bottom plate rotting
- Rear top plate broken from rot.

Roof

- Mostly log rafters. Appear to be mix of birch, oak, pine, some with bark on. A few show charring from a fire, but they have been scraped down. Fire apparently occurred elsewhere, where logs came from, or were salvaged from previous a structure. Some rafter tails rotten in rear.
- Some rafters, various sizes of 2"x - 4"x dimension stock, esp. on W end.

- Ridge board approx. 1X7"
- Rear half of roof is detaching from front. Gap created allows rain in at peak. Rear roof is sagging badly. Two come-alongs hold roof together.
- Front half is sheathed in Horiz. pine(?) boards closely spaced. Pressed metal shingles visible outside.
- Rear half is sheathed in pine(?) boards many with rough edges, set 1 or 2" apart. Cedar shingles visible in spaces from interior. Slate shingles cover exterior.

Loft Later addition?

Workbench at ground floor window at right rear.

Artifacts

Upstairs - Old copies of American Agriculturist, New England Homestead, Hoard's Dairyman.

- Leather Horse harness gear

Downstairs:

- Horse blanket(?), studded leather strap
- Old books in good condition
- Misc. tools and materials, esp. at workbench

Conclusions

- Carriage house good example of New England farm building development.
Big house, Little house, Back house, Barn.
- As an example of old crafts and farm work habits, it has significance.
- It is in dire need of stabilizing, and clean up.
- A professional evaluation could shed more light on history of parts and whole, and likely restoration.

Lyle Denit

SECTION 13.4 STANDARDS FOR DESIGNATION AS A SIGNIFICANT STRUCTURE

The Historical Commission shall determine that a structure be designated as a *significant structure* if it meets one or more of the following criteria:

13.40 It is listed on, or is within an area listed on, the National Register of Historic Places, or is the subject of a pending application for listing on said National Register, or;

13.41 The Commission determines that the structure meets one or more of the following three criteria:

13.410 **Historical Importance.** The structure meets the criteria of historical importance if it:

☒ 13.4100 Has character, interest or value as part of the development, heritage or cultural characteristics of the town of Amherst, the Commonwealth of Massachusetts or the nation, or;

☐ 13.4101 Is the site of an historic event, or;

☐ 13.4102 Is identified with a person or group of persons who had some influence on society, or;

☒ 13.4103 Exemplifies the cultural, political, economic, social or historic heritage of the community.

13.411 **Architectural Importance.** The structure meets the criteria of architectural importance if it:

☐ 13.4110 Portrays the environment of a group of people in an era of history characterized by a distinctive architectural style, or;

☐ 13.4111 Embodies those distinguishing characteristics of an architectural type, or;

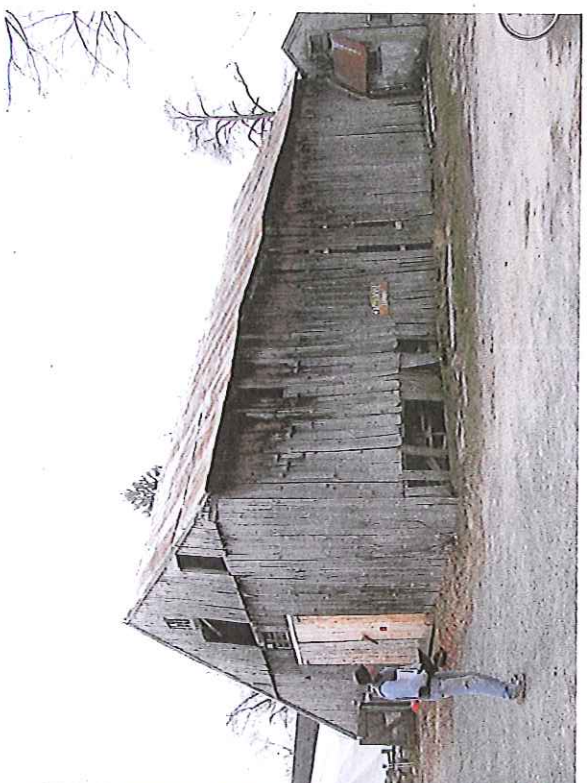
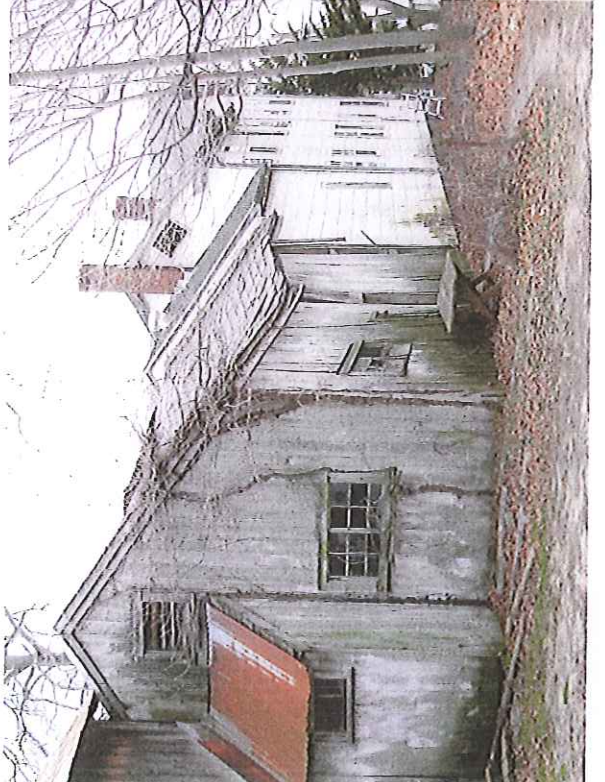
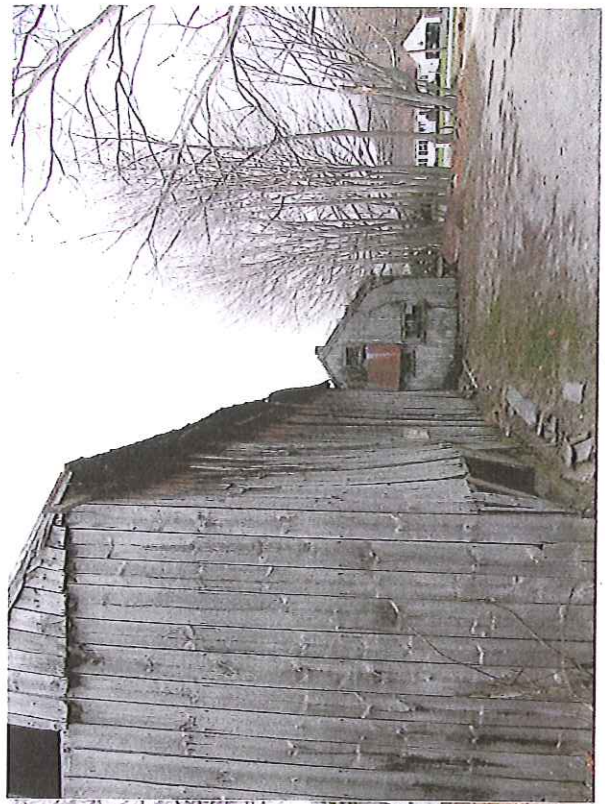
☐ 13.4112 Is the work of an architect, master builder or craftsman whose individual work has influenced the development of the Town, or;

☐ 13.4113 Contains elements of architectural design, detail, materials or craftsmanship which represents a significant innovation.

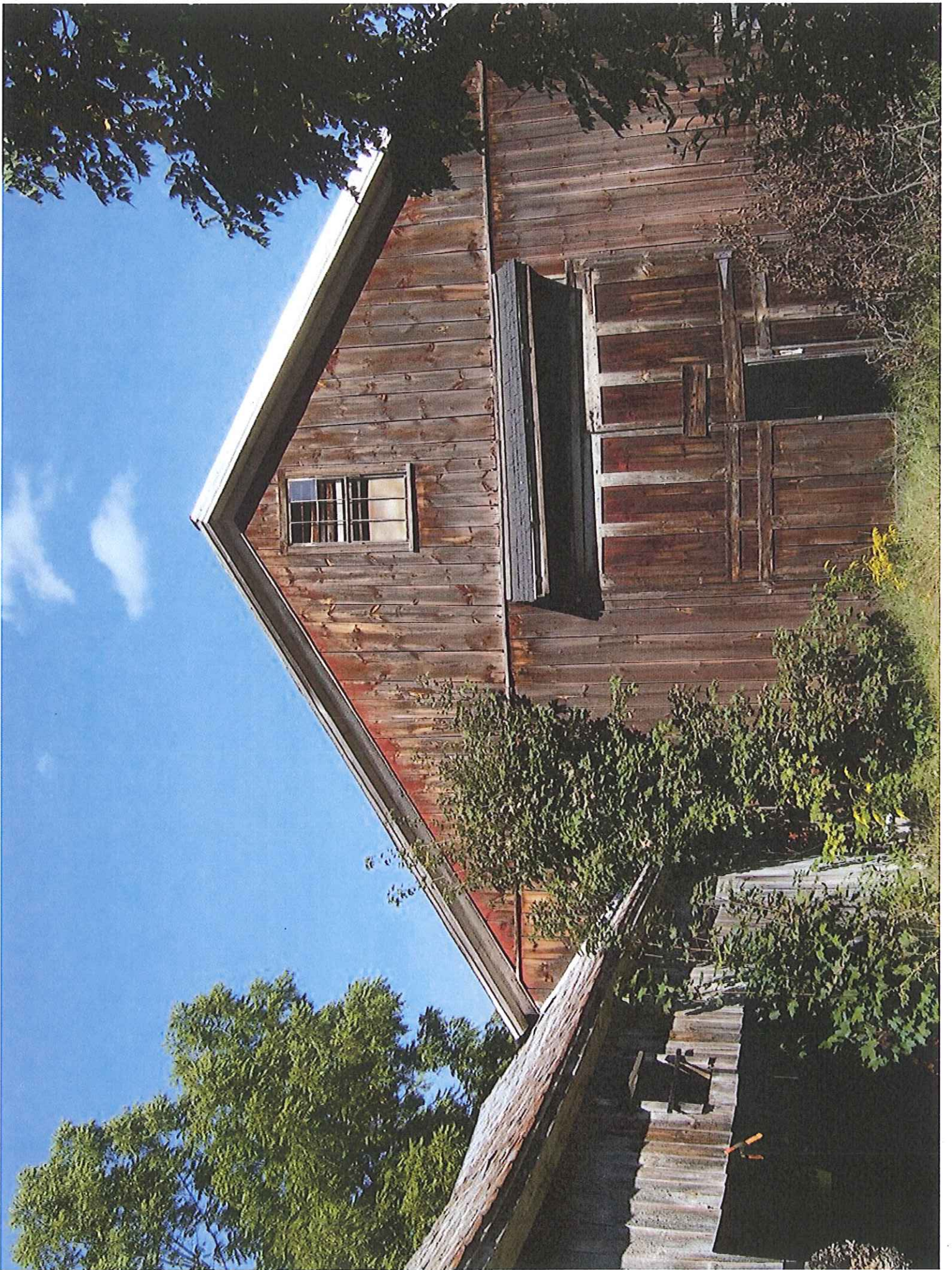
13.412 **Geographic Importance.** The structure meets the criteria of geographic importance if:

☐ 13.4120 The site is part of, or related to, a square, park, or other distinctive area, or;

☒ 13.4121 The structure, as to its unique location or its physical characteristics, represents an established and familiar visual feature of the neighborhood, village center, or the community as a whole.







Jones Library

CPA: Painting Conservation Proposal

11/16/2010

Tevis Kimball

Curator of Special Collections

SPECIAL COLLECTIONS: CPAC FUNDING OVERVIEW

CPAC Funding to Date

Through the generous support of CPAC, Special Collections of the Jones Library has been able to conserve and protect many historical items within the collections, including Amherst newspapers, tax records, Civil War documents, maps, and thousands of photographs of the Amherst area.

In addition, CPAC funding is allowing work to proceed on the eventual installation of the necessary controls to more effectively monitor the temperature and humidity levels within Special Collections.

Future Requests

Conservation of documents, maps, and photographs within our Amherst collections will be an ongoing need. In this budget cycle, Special Collections does not plan to request preservation funding for these collections. Instead, our plan is to expend the remaining CPAC dollars to complete currently scheduled conservation work on our Barnes Photographic Collection. In future budget cycles, we would like to return to the CPA Committee with additional requests related to our historic collections.

In the near future, Special Collections will run out of storage space. We have been in the process of developing plans to address these space requirements. Our current HVAC consultant has indicated to us that current work to upgrade the temperature and humidity controls along with additional proper insulation of the storage area will allow us to expand our current storage area by approximately one quarter with no change to the current heating and cooling equipment other than additional duct work. In the next budgeting cycle, we would like to come forward to the CPA Committee with a proposed plan of action to expand our storage space.

Our Current Proposal for CPAC Funding

This year, we come before the CPA Committee to request funds to perform conservation work on six paintings that are part of our Fine Arts Collection on display within the library. With the Committee's support, it is our plan to come before this group to discuss additional conservation work within the Fine Arts Collection in the future. The following report outlines our current needs.

CPA: PAINTING CONSERVATION PROPOSAL

Proposal Summary

The Jones Library requests \$14,290.00 of CPA funding to perform conservation work on six paintings that are part of the library's Fine Arts Collection. Five of these paintings were donated to the library as part of the Burnett Bequest that was given to the library in 1926. The other painting, a portrait of Robert Frost by A. Allyn Bishop, was purchased by the Jones Library in 1942 through the generous donations by members of the Amherst community and the friends of Robert Frost.

Collection Background

The Fine Arts Collection of The Jones Library received its first major donation in 1926 and has been growing ever since. In the library's Sixth Annual Report for the Year 1926 the following is noted:

The William A. Burnett Collection, consisting of 117 paintings, 18 bronzes, and other art objects, has come to the library by the gift of the six children of the late William A. Burnett. Until suitable accommodations can be provided for this material in the new library building, the collection will remain in the gallery at the Burnett home of Sunset Avenue. In the meantime, our expressions of appreciation are tendered to those who have made this great gift to the library for the benefit and pleasure of the people of Amherst.

William Albert Burnett's dream was to establish an art museum for the people of Amherst. He had a gallery built adjacent to his home. He drew up papers for the William A. Burnett Public Art Gallery, Inc. and started purchasing dozens of paintings a month. Burnett embarked on an extensive six month tour of the world in January of 1922. He bought many paintings abroad. His tragic and sudden death left the Burnett children with a myriad of responsibilities. It was estimated that Burnett left in excess of 4,000 paintings, in addition to other art objects. The children gave 117 paintings, along with 18 bronze sculptures and other decorative pieces, to The Jones Library of Amherst in memory of their father. A full list of the Burnett Bequest, complete with the artist and his vital statistics, and the painting's title and dimensions, were presented in the Jones Library's 10th Annual Report.

Objects have been added to and de-accessioned from this Fine Arts Collection over the years since the Burnett Bequest.

CPA Conservation Estimates

The library has received an estimate of \$14,290.00 to conserve six paintings currently on display in the library. A detailed conservation plan for each painting has been prepared and is available for review at your request. The primary conservation work includes restoring flaking paint, cleaning surfaces, and addressing canvas tension issues. The paintings and estimates are as follows:

- Near Central Park: signed Paul Cornoyer; 1910; approx. 22"x 24"
 - Conservation Estimate: \$1,500.00

- Arabs Mounted in Battle: signed P.D. (Paul Dominique); 19th century; approx. 28" X 30"
 - Conservation Estimate: \$1,895.00
- Bank of the Marne: Signed, P. (Paul) Peraire; 19th century; approx. 24" X 36"
 - Conservation Estimate: \$4,800.00
- On Guard: signed C. (Cesare) Auguste Detti; 19th century; approx. 16" X 10"
 - Conservation Estimate: \$2,070.00
- Sur L'Aube: signed, Jan van Chelminsky; 19th century; approx. 24" X 40"
 - Conservation Estimate: \$2,200.00
- Portrait of Robert Frost: Signed A. Allyn Bishop; approx. 30" X 36"
 - Conservation Estimate: \$1,825.00

On Guard: signed C. (Cesare) Auguste Detti

19th century; approx. 16" X 10"

Conservation Estimate: \$2,070.00



Near Central Park: signed Paul Cornoyer

1910; approx. 22" x 24"

Conservation Estimate: \$1,500.00



Arabs Mounted in Battle: signed P.D. (Paul Dominique)

19th century; approx. 28" X 30"

Conservation Estimate: \$1,895.00



Bank of the Marne: Signed, P. (Paul) Peraire

19th century; approx. 24" X 36"

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Sur L'Aube: signed, Jan van Chelminsky

19th century; approx. 24" X 40"

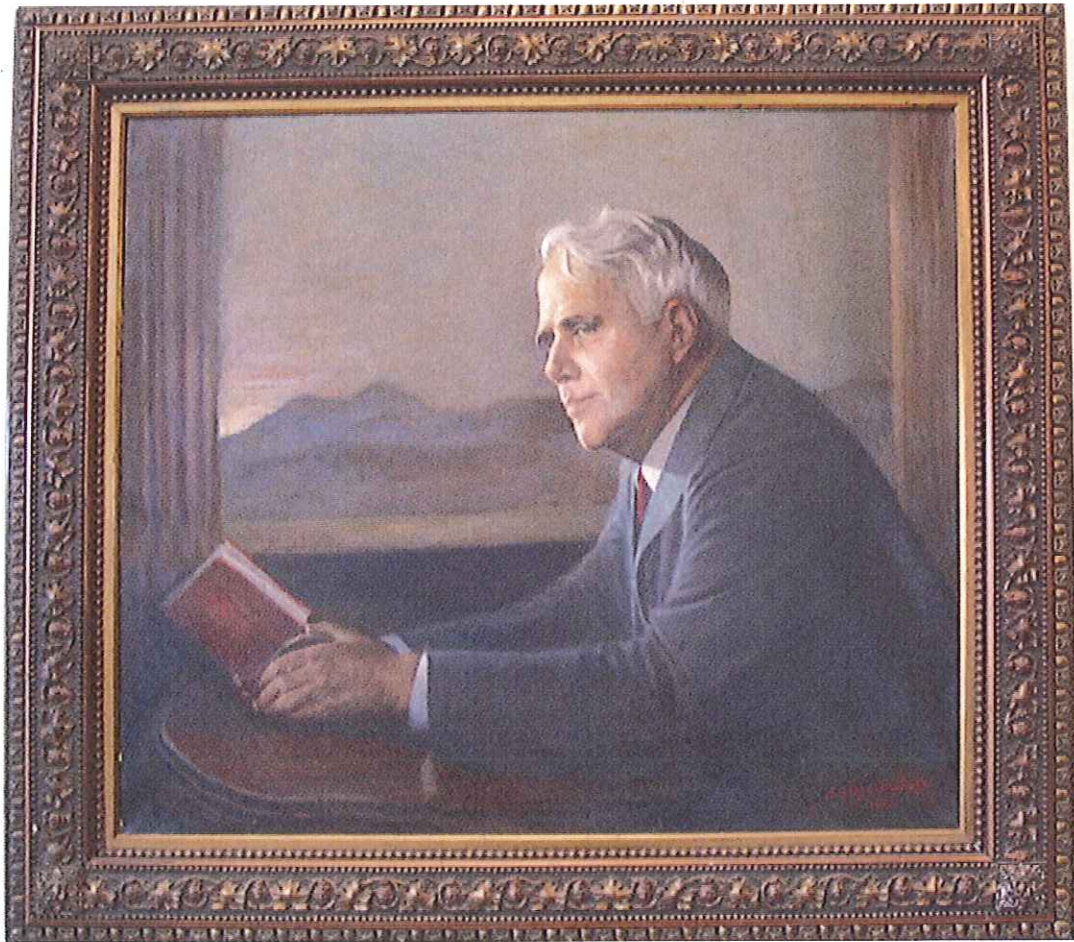
Conservation Estimate: \$2,200.00



Portrait of Robert Frost: Signed A. Allyn Bishop

approx. 30" X 36"

Conservation Estimate: \$1,825.00



Proposal to the Amherst Historical Commission and the Community Preservation Act Committee

Historical Preservation: North Amherst Library (built 1893)

1. Insulation

Currently, there is only a small amount of insulation in the North Amherst Library. Adding more to the ceiling, walls, and basement would reduce heating expenses for oil and air-conditioning and hot water expenses for electricity. The comfort of the staff and patrons would be enhanced. Books, magazines, paintings, and other material would be protected from condensation. Finally, adding insulation would be a step toward "greening" the environment.

We have received one estimate for the work for \$10,706.23. Of that amount, \$3,856.95 would be for a firewall around the boiler and hot water heater, which may not be required. Copy of estimate attached.

2. Brick work

There are three areas where the brick foundation wall is bulging and coming away from the interior wall: on the north wall, the northeast corner, and the south wall east of the steps. The single quote for this work would be \$5,100. To repoint the rest of the foundation would be an additional \$3,800. Copy of estimate attached.

While the trustees would like to see an addition to this library so as to provide accessibility, rest rooms, a meeting space, and more room for computers and materials, raising funds for such a project will take some time. Repairing the foundation on the original building is vital to the stability of the 1893 structure.

Submitted by the Trustees of the Jones Library, Inc.

November 23, 2010

received 8/18/10 BY

413-774-5021

413-834-0105

housedoctorservices@hotmail.com

HOUSE DOCTOR SERVICES

15 Pond Street, Greenfield, Massachusetts 01301

Customer: Jones Library, North Amherst

Program:

Patient: Jones Library, North Amherst
8 Montague Road
Amherst MA 01002

Carolgray_2000@yahoo.com
ismanb@joneslibrary.org

Date: 1/6/2010

Attic: The existing conditions are: 6" of blown cellulose with voids and settled product. There is no insulation over the side bays (they project out from the building about 10" s), and an open uninsulated stairwell. I propose to fill in the settled and void areas to create a more uniform thermal barrier. Part of this barrier should include a cover over the top of the stairwell.

Install 3" of dense packed cellulose to the floored attic
Install 10" of blown cellulose to the top of the bay areas
Install custom built thermodome to cover the open stairwell

864 sf	\$ 1.54	\$ 1,330.56
10 sf	\$ 1.37	\$ 13.70
1 ea		\$ 250.00
		<u>\$ 1,594.26</u>

Walls: There is no insulation in the side walls. Framing is 2" x 6" between 6"x6" corner posts. The 6" x 6" top beam extends above the ceiling plane and the bottom beam is 2 feet below the main floor level into the basement. This has created a thermal bypass where warm air from the basement and the wall cavities are drawn up and into the attic (known as the chimney effect) rendering the attic insulation minimally effective. The proposed course of action is to dense pack the wall cavities with cellulose insulation. Access to the walls can be gained through the attic and basement thus minimally affecting the existing structure. There may be need to drill through some blocking in some areas but most of the cavities are open and easily accessible. The exposed wood framed walls in the basement will need to be enclosed with reinforced plastic sheeting in order to hold the blown cellulose in place.

Install 6" of dense packed cellulose to the walls

1440 sf	\$ 1.83	\$ 2,635.20
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Basement: The basement should be included in the thermal envelope. There is a section of the north wall already insulated with fiberglass in a framed 2" x 6" wall. This wall area is more complicated because the heating system is located in this space and code would require covering any non-fire rated surface. Minimum recommended measures are as follows:

Air seal air leak by passes through the exterior wall. Windows frames,
plumbing or electrical penetrations
Bathroom Ceiling: dense pack 10" cellulose

2 hr	\$ 65.50	\$ 131.00
40 sf	\$ 2.26	\$ 90.40
Total Amount of Bid		<u>\$ 4,229.46</u>

Hi Carol,

It was nice meeting you and I love your Library! What a treasure. This is the bid with it's various options. If you have questions please feel free to contact me.

Thanks
Wishing you warmth
Tim Bernard
House Doctor Services

413-774-5021

413-834-0165

housedoctorservices@hotmail.com

HOUSE DOCTOR SERVICES

15 Pond Street, Greenfield, Massachusetts 01301

Customer: Jones Library, North Amherst**Program:****Patient:** Jones Library, North Amherst
8 Montague Road
Amherst MA 01002Carolgray_2000@yahoo.comjmanb@joneslibrary.org**Date:** 1/6/2010**Ventilation:**

Building Code requires ventilation for attic spaces of one square foot of net free area for every 150 square feet of attic floor. The required amount for 864 sf of attic floor is 5.76 nfa. Existing ventilation in the attic consists of 2 aluminum 12" x 12" gable vents and is equal to .76 nfa.

Proposal: Replace the aluminum vents with primed wood vents and
increase the size of the existing vents to 24" by 30"

2 ea \$ 150.00 \$ 300.00

Basement: The basement should be included in the thermal envelope. There is a section of the north wall already insulated with fiberglass in a framed 2" x 6" wall. This wall area is more complicated because the heating system is located in this space and code would require covering any non-fire rated surface.

Proposal: Build a 2" x 4" wall along the perimeter of the basement, install reinforced 6 mil poly, insulate with dense packed blown cellulose, cover with fire rated sheetrock, taped and one coat of joint compound.

2" X 4" wall	896 sf	\$ 2.63	\$	2,356.48
6 mil poly vb	896 sf	\$ 0.57	\$	510.72
Fill to capacity with dense packed cellulose (est. ave R-19)	896 sf	\$ 1.83	\$	1,639.68
Fire Rated sheetrock, taped and joint compound (includes the existing uncovered framed wall.)	960 sf	\$ 2.44	\$	2,342.40
	Total Amount of Bid			\$ <u>6,849.28</u>

Note: Does not include electrical or plumbing costs if required.

If a firewall around the boiler and hot water heater is required (including outside air for system ventilation) then an added cost would be

\$ 3,856.95

TOTAL \$10,706.23

Hi Carol,

It was nice meeting you and I love your Library! What a treasure. This is the bid with it's various options. If you have questions please feel free to contact me.

Thanks
Wishing you warmth
Tim Bernard
House Doctor Services

Sherwood Roofing & Renovating Co. LLC

PO Box 398
New Britain Connecticut 06050
Phone 860-225-5763 Fax 860-832-9024

August 11, 2010
Bonnie Isman, Director
Jones Library Inc.
43 Amity Street
Amherst MA. 01002
413-259-3090

RE: North Amherst Library
North Amherst MA.

Dear Bonnie,

We propose to supply all equipment, scaffold, material and labor to complete the following.

Upon Inspection we found three areas where the brick is bulging and coming away from the interior wall. The first area is on the north wall, area approximately 5x3. Next is in the North East corner about the same size. The last is on the south side east of the steps and continues under the steps this area is about 6x2, We will have to create access to this area and put back when we are finished.

We propose to remove brick in these areas and rebuild plumb and level using mortar to match the original in color and strength.

Total price for this work is \$5100.00

To cut out the rest of the mortar joints on the exterior of the foundation and repoint with original mortar.

Total price for this work is \$3800.00

Any questions please call.

Sincerely

John Zettergren
Manager

Jones Library: Chimney restoration

\$113,000

1. Feasibility of the project: This project is one of routine maintenance.
2. Urgency of the project: The chimneys are becoming a safety risk, with several areas crumbling and becoming unstable. General integrity is deteriorating.
3. Population(s) served by the project: Patrons of the library, as well as the community at large. The Jones library has also proven to be a destination of many scholars from around the world.
4. Acquisition or preservation of threatened resources: The Jones Library is an historic landmark and anchor in the downtown. Its distinctive design and rich history make it an important part of the historic downtown.
5. Possibility of multiple sources of funding: The Jones Library regularly fundraises in the community, and receives gifts and bequests. The library has access to a range of private foundation grants and state and federal grants. The library also has access to its endowment and bequests, at the discretion of the trustees.
6. Complete description of project addressing cost: The Jones Library has six chimneys. All are in various states of need. Work will include replacement and re-pointing of crowns, removal, replication and replacement of decorative caps, liner repairs, and veneer re-pointing. Use of staging and crane services are a large portion of the cost. See attached.
7. Documentation: See attached.
8. Projected timeline for initiation and completion of project: Completion of the project would be at the discretion of the Board of Trustees. Funds would not be disbursed until work had been inspected and approved by the Amherst Historical Commission,

and a permanent historic preservation restriction transferred from the library to the town.

9. Expectations for additional funding in future years: N/A

10. Funding available: See answers above.

11. Priority set by Commission: Not assigned yet by Commission

OVERVIEW

We are currently undergoing roofing renovations at the Jones Library, courtesy of CPA funding. Some chimney repairs were included in that original roofing proposal.

During the course of this work, we were able to inspect the six original chimneys more closely. It was discovered that not only was there much more deterioration on the chimneys included in the original project, the remaining chimneys are all in dire need of restoration work.

Roy Brown, the architect for the roofing project, the project manager, and I discussed our options as to what could be done with the funding allotted. It was determined that emergency temporary repairs would be made in order of importance to make the building as safe as possible, and funding would be pursued for a separate project centering on all six chimneys.

The next page will find an estimate, provided by the project manager, in conjunction with his mason, for the repairs. This price does not include staging for chimneys 1 and 2, nor does it include architect fees. Estimated total cost of this project would be \$113,000.00.

The following page is an overhead map of the Jones Library, with chimneys numbered. Following that are miscellaneous photographs of the chimneys. Of note are the following:

- Chimneys #1 and #2 were originally slated for repairs to their decorative caps. Upon closer inspection, it was determined that they are not repairable. They will be removed as a safety measure, and the better one stored for future replication.
- The emergency repairs being made using current project funds originally slated for repairs to chimneys #1 and #2 are as follows:

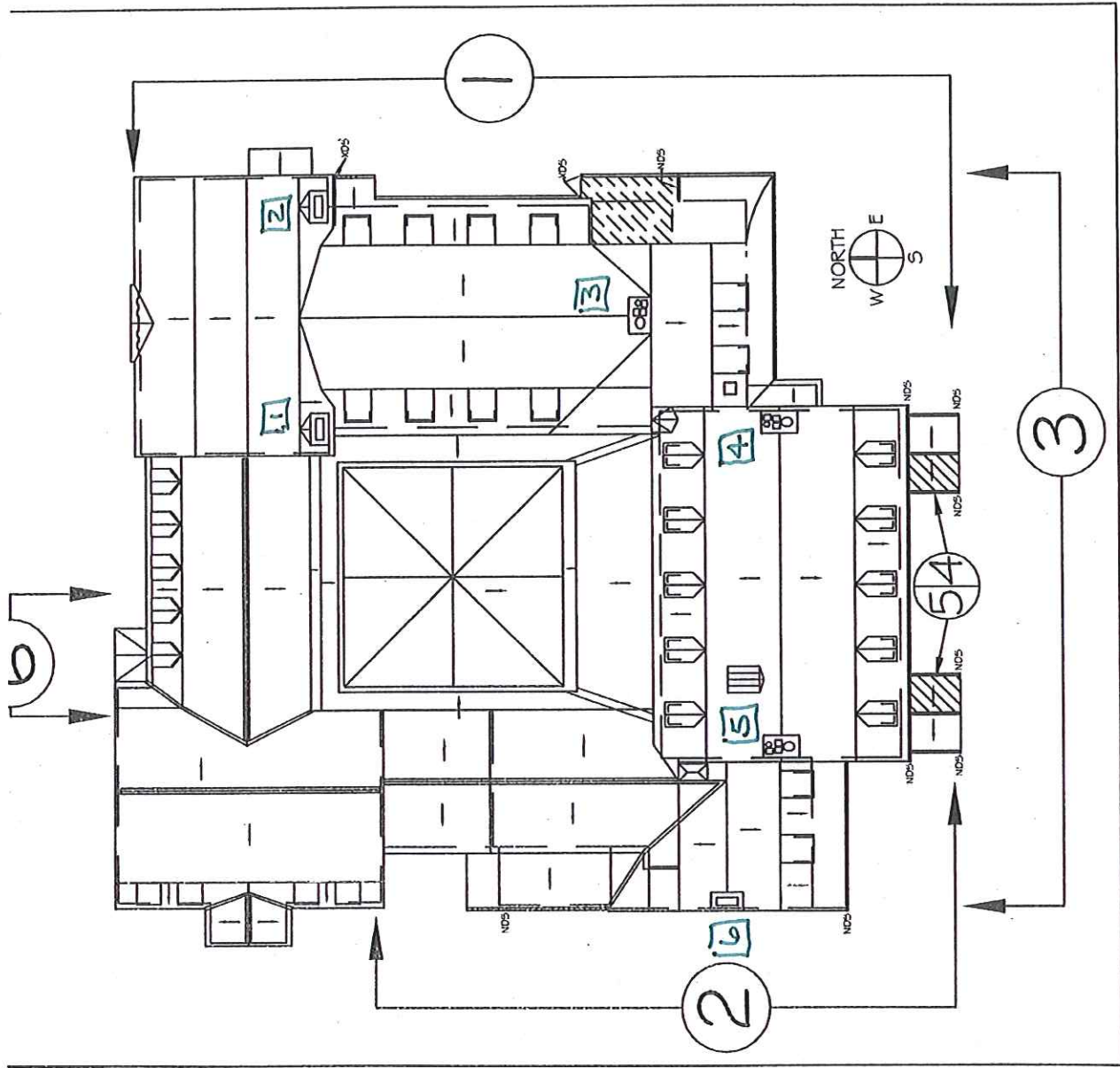
Chimney #1- Remove existing chimney cap (concrete), repoint existing chimney crown (bluestone)

Chimney #2- Remove existing chimney cap (concrete), repoint existing chimney crown (bluestone)

Removal of the caps, originally intended to be repaired in place, requires use of a crane service.

- Chimneys #4 and #5 will also receive some temporary repairs.

1/8" = 1'-0"



KEY PLAN

SCALE 1" = 30'-0"

CHIMNEY ID

Amherst - Municipal - Jones Library Chimney Repair Estimate (12/2010)

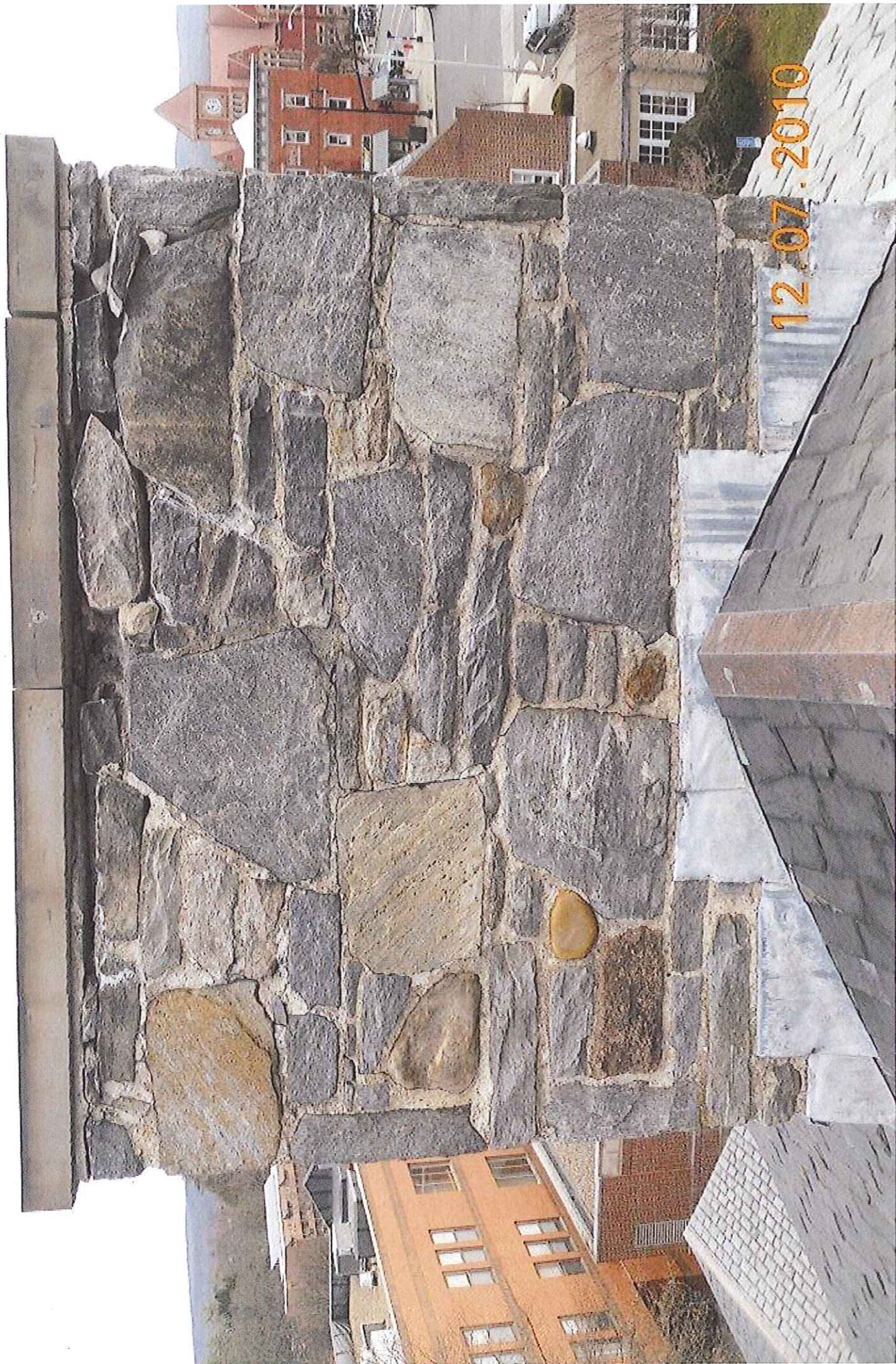
Contracted Services										
	Masonry	Staging	Hoisting & Rigging	Sub-Total	Slate Repairs	Overhead, Profit, & Bond (10% & 12)	Line Item Total	Item Total	Deduct (original schedule)	Net Total
Chimney #1	4,863.00		750.00	5,613.00	561.30	617.43	6,791.73			
Remove existing concrete cap										
Repoint existing bluestone crown										
Repoint approx. 25% of chimney veneer										
(Add Alternate)	9,891.50		750.00	10,641.50		1,170.57	11,812.07			
Purchase and install new concrete caps								18,603.80	6,541.00	12,062.80
Item Total										
Chimney #2	4,863.00		750.00	5,613.00	561.30	617.43	6,791.73			
Remove existing concrete cap										
Repoint existing bluestone crown										
Repoint approx. 25% of chimney veneer										
(Add Alternate)	9,891.50		750.00	10,641.50		1,170.57	11,812.07			
Purchase and install new concrete cap								18,603.80	6,541.00	12,062.80
Item Total										
Chimney #3	8,968.00	6,790.00	1,500.00	17,258.00	1,725.80	1,898.38	20,882.18			20,882.18
Remove and dispose of existing bluestone crown										
Purchase and install new bluestone crown										
Repoint approx. 75% of chimney veneer										
Chimney #4	3,873.00	5,842.00		9,715.00	971.50	1,068.65	11,755.15			11,755.15
Repoint existing bluestone crown										
Repoint approx. 75% of chimney veneer										
Chimney #5	9,722.00	6,817.00	1,500.00	18,039.00	1,803.90	1,984.29	21,827.19			21,827.19
Remove and dispose of existing bluestone crown										
Purchase and install new bluestone crown										
Repoint approx. 75% of chimney veneer										
Remove and replace top 2' of flue liner										
Chimney #6	3,886.00	5,677.00		9,563.00	956.30	1,051.93	11,571.23			11,571.23
Repoint existing bluestone crown										
Repoint approx. 50% of chimney veneer										
Sub-Totals	55,958.00	25,126.00	6,000.00	87,084.00	6,580.10	9,579.24	103,243.34		13,082.00	
Grand Total										90,161.34

12/15/2010



11.30.2010





11.30.2010





Jim Wald
Chair, Amherst Historical Commission

Board of Directors

David Kastor, *Co-President*
Carl Mailler, *Co-President*
Steve Dunn, *Clerk*
Penny Pekow, *Treasurer*

Beth Dichter
Laura Fitch
Don Gallagher
John Gerber
Robert Greeney
Patricia Holland
Denise Kim-Kusner
Rob Kusner
Ted White

Executive Director
Therese Fitzsimmons

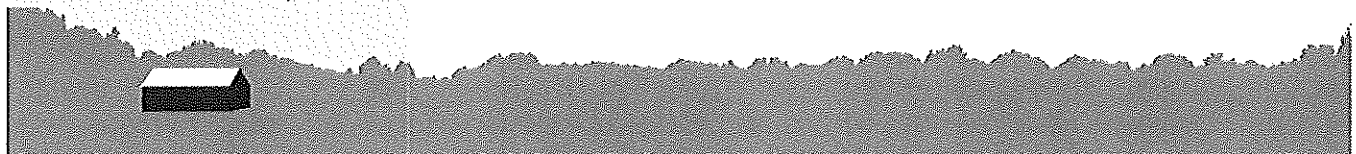
January 13, 2011

Dear Mr. Wald,

Our organization, North Amherst Community Farm, is applying for historical preservation funds through the CPA. I am writing to confirm that we understand that should such funds be awarded and should we accept them that we would be required to agree to an historic preservation restriction on the property.

Sincerely,

David Kastor
NACF Co-President





Hope Community Church, North Side, 10/2010



Hope Community Church, East Side, 10/2010



Hope Community Church, South Side, 10/2010



Hope Community Church, West Side, 10/2010

HOPE COMMUNITY CHURCH

Pastor: Reverend Crystal L. Roberson

November 9, 2010

Dear Community Preservation Act Committee,

Hope Community Church is requesting funds for major renovations that are needed to preserve this building dedicated in 1912 by the colored people of Amherst. It is located in the Prospect-Gaylord Historic District.

The church building is in need of immediate attention to the roof if it is to remain structurally stable. The most recent layer of the roof is over fifty years old and cannot hold much longer. Additionally, the weight of adding a second layer of asphalt shingles on top of the original slate roof has resulted in the splaying out of the walls.

In an effort to educate ourselves on how to best address the structural needs of the church, we have contacted other churches, local builders and experts in renovation design. We have spoken with Grace Episcopal Church, Maple Ridge Church and South Congregation Church in order to get advice on their experiences with recent restoration projects. We have received researched-based evaluations from UMASS Amherst's Building and Construction Technology Program and the Renewable Energy Efficiency Program at Greenfield Community College. After careful assessment of the information that we have gathered, we have found that the first step to this renovation process would include the complete removal of the previous roof layers and installing an asphalt shingled roof. The cost for this is approximately \$26,000.

In addition, we have spoken to various expert-builders about the deterioration of the church foundation. To prevent further erosion to the building's bricks and interior walls, it has been recommended that we install a French drain system uphill of the structure to mitigate most of the moisture problems. The cost for the French drain system is \$19,000. Our total request for both the roof and French drain system is approximately \$45,000. These estimates are comparable to the funds given to The Strong House. (The estimate for the roof will be submitted on Monday, 11/8 with the hardcopy of this letter).

As Hope Community Church approaches its Centennial in June, 2012, the congregants of Hope Church have become keenly aware of its history and our role as stewards of such a great cultural icon. Its humble beginnings as an outgrowth of the Zion Chapel, (along with the AMB Zion Church), Hope Church is proud to lay claim to Professor W.E.B. Du Bois' lectures in May, 1912 to raise funds (a little over \$700.00) so that the meeting house of Hope Church would be dedicated free from debt.

Mary Jane McLeod Bethune, an American Educator and former adviser to President Franklin D. Roosevelt once worshiped in this historic building.



16 Gaylord Street
Amherst, MA 01002

PHONE (413)-336-8364
WEB SITE www.hopechurchamherst.org

Although we speak of these renowned individuals, who have made such important contributions to our national dialogue on race, Hope Church exist because of the hundreds, if not thousands of people who have been its stewards. Hope Church is and continues to be the story of its people. During the time of its inception, the bylaws of local Amherst congregational churches prohibited attendance by black parishioners. The sub-text of this story can be told as a story of race and racism in the Pioneer Valley. The larger context, however, for most church-goers in America continues to be that this time on Sunday morning is the most segregated time of their weekly experience.

In 1970, Reverend Laverne W. Anderson, husband to Dr. Norma Jean Anderson, Associate Dean of Education at the University of Massachusetts became the first African-American minister of Hope Church. This was ground breaking for Hope Church for many reasons. Not only did he establish the first local chapter of the NAACP, he also paved the way to a more diverse membership that widely reflected the Amherst community at large, i.e., race, socio-economics and sexual orientation. Hope Church remains a non-denominational Christian church and people from all backgrounds and traditions attend.

Hope Community Church is building on its identity as a very inclusive congregation that is still involved, (both spiritually and culturally) with the community and the five-college student population. The church provides ongoing in-service learning and is mentoring interns through the legacy of Dr. Norma Jean Anderson. The local community has regularly been invited to educational events and lectures. Some of the topics include slavery in the Pioneer Valley, stories of the New South Africa post-Apartheid and multicultural learning. The church was the first to bring the pioneering work in white privilege towards eliminating racism within its own walls. The content of this work is now a required part of the University of Connecticut's social work curriculum and has been facilitated for the last ten years by Hope Church members.

For the last forty years, the church has been a philanthropic entity providing meals, clothes and monetary donations to charitable organization locally and world-wide. We have given to Jessie's House, Safe Passage, The Mustard Seed Foundation, Joyce Meyer's Hand of Hope Outreach Ministries as well as the offering of our tithes to the Goodwin Memorial A.M.E Zion Church. As stewards of this historic structure, we are asking for CPA funds in order to continue all of the viable work that this church has been doing in this community for the last 98 years.

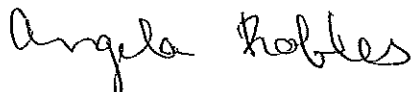
In closing, this church houses an amazing history that reflects the story of equity and freedom for people of all racial backgrounds. Therefore, we graciously ask for your help to preserve this distinguished part of the history of Amherst for us today and for generations to come.

Thank you for your time and consideration.

Sincerely,



Rhonda A. Gordon
Church Administer



Angela J. Robles
Renovations Chairperson

Hope Community Church 2010 Board of Trustees

President: Rhonda Gordon

Secretary: Angela Robles

Treasure: Stephan Rogers

Rev. Carlos Anderson

Lorena Faerber

Rev. Gloria Lomax

Rev. Crystal Roberson

Dr. Robert Romer

Mary Ellen Shea

CREATIVE CONSTRUCTION RESOLUTIONS INC.

8 PINE HILL RD HADLEY MA.

Estimate for the French Drain + Infiltration System

11/3/2010

Scope of work:

1. Remove porch and deck
2. Trench down 6" below church's foundation footing on both sides and rear + or - 140'.
3. Install crushed and washed $\frac{3}{4}$ " - stone 12"x 24".
4. Install 190' = or - 4" perforated pipe with sock
5. Dig 12'x 5' drainage pit.
6. Install (4) 30" infiltrators.
7. Install 4' x 12'x 4' washed stone $\frac{3}{4}$ " - .
8. Wrap system in filter fabric.
9. Tie-in basement drain.
10. Tie - in footing drains.
11. Dig (4) 8' drainage fingers.
12. Install 32' of perforated pipe with sock.
13. Dig foundation hole for 10x15 addition.
14. Install 24"x24" continuous footing.
15. Install 10"x15' continuous wall.
16. Water proof wall.
17. Tie-in footing drain into system.
18. Back fill all.

CURRENT SITE CONDITIONS:

Upon inspection we determined that there is a serious drainage problem causing standing water to be present in the boiler room as well as pooling under the basement slab. If this condition is not resolved this will undermine the foundation.

PROPOSED CORRECTION:

We propose to remove the handicapped ramp temporally in order to gain access to the east side of building. Then we dig next to the foundation to 12" below the foundation footing on the east, west and south sides of the building. We will than install 4" perforated pipe with sock on a bed of washed stone. Then these pipes will be routed into a main infiltrating system on the west side of the property. Then we will reinstall ramps. The resulting repair will divert the water away from the building allowing the bricks and walls to stay dry.

Cost of project

Respectfully Submitted,

Labor \$ 14,000.00

Materials \$ 5,000.00

Total Proposal \$ 19,000.00

Kevin B Michelson

Unrestricted Construction Supervisor license 82649

Manager Creative Construction resolutions Inc.

413-626-0065

RECEIVED NOV 08 2010

ROBERTS ROOFS CO., INC.

3090 PALMER ROAD

P.O. 1312

BONDSVILLE, MA 01009

413 467 9884

413 283 4395

Proposal Submitted to

Rachel Kingsley
154 Grantwood Drive
Amherst, MA 01002-4100

PROPOSAL

Date

11/5/2010

E-mail

Info@RobertsRoofsInc.com

Web Site

www.RobertsRoofsInc.com

CUSTOMERS PHONE # 230-3422, 835-1929

DESCRIPTION	JOB SPECIFICATIONS	Amount
NEW ROOF	<ol style="list-style-type: none"> 1. Remove existing roofing. 2. Inspect & re-nail deck as necessary. 3. Furnish & install ice and water barrier at all eaves and valleys. 4. Furnish & install roofers underlayment over remaining deck areas. 5. Furnish & install new aluminum drip edge around perimeter. 6. Furnish & install 30 year architectural roof shingles complete with all associated flashing details. 7. Furnish & install ridge vent. 8. Remove roofing debris. 9. All work to be done by owner and employees of Roberts Roofs. 10. All workmanship warrantied for 30 years by Roberts Roofs. <p>Estimated cost for slate: \$85,000 Estimated cost for standing seam: \$70,000</p>	26,500.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance. This quote is valid for 30 days from date posted. After that date the quote may be re-assessed to compensate for a change in material costs.

ACCEPTANCE OF PROPOSAL -- The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Signature: _____

Total	\$26,500.00
--------------	--------------------

Payments/Credits	\$0.00
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HOPE COMMUNITY CHURCH

Pastor: Reverend Crystal L. Roberson

November 19, 2010

Dear Community Preservation Act Committee,

Thank you for your consideration of the project to save the historic structure that is Hope Community Church. Enclosed you will find the materials that outline what will be covered in our second and third phases of the renovation project. Some of these items deal with improving the structures energy efficiency, air quality, handicap accessibility, electrical updating, youth recreational use, audio quality, and aesthetics. I realize that not all of these items are parts of the project that could be funded by the CPAC. But I heard you say that energy efficiency is one of your deepest concerns, as it is mine. I do not know if air sealing and weatherization are the type of work that CPA monies are generally funded for. So in the attached outline, I have highlighted only those tasks in the scope of the job that have seemed to be funded in past CPA projects. Fortunately (?) the exterior cladding, cedar shakes, are at the end of their useful life and will have to be replaced. This gives us an opportunity to easily add insulation to the structure, between the studs and below the new shakes, without changing the appearance. As a building science student at the University of Massachusetts, Amherst, I am interested in doing as much in the way of a Deep Energy Retrofit on this building as the budget and the rules of the CPAC will allow. This is one of the reasons we are proposing window inserts (storms, but interior) over replacing the existing, original windows. We would like to leave as much original to the structure as possible.

One of the most exciting new developments, for me, is that our UMass intern workforce, run as a practicum by Dr. Simi Hoque, M.S., M.Arch., Ph.D, will be generating an Historic Structure Report. As you undoubtedly are aware, these are preliminary items that can be extremely expensive. If this practicum is successful, it could continue to be offered at UMass and could possibly be used to benefit other commercial and municipal projects. Additionally, these interns will be receiving invaluable education in the field of historic preservation. Please feel free to contact me directly if you would like me to explain this practicum further.

When we met at the last meeting you met the chair of our renovations committee, Angela Robles. Unfortunately, Angela's father has passed away suddenly, and she has not been able to keep up with this work recently. I felt that I should explain the situation to you in case I have either not complied adequately with you request for additional information, or in case some of the materials I am sending are duplicates. For instance, I do not know whether you have received the Outline of Specifications that was generated by one of our congregants, Steve Rogers of Rogers Management, Amherst. Steve drew this up quickly as an aid to the many contractors who have been through to evaluate the job and give us bids. Some things are not listed on it, such as the stained glass window repair/restoration, and the Deep Energy Retrofit type of insulation work that I will be proposing. I will add them as a footnote to the Outline that he drew up. I know that you have not received the preliminary report from the structural engineer, they promise that they will email it to me today, I will include it in this packet. The structural engineering will need to precede both the roof and the foundation work, so it will not be in phase 2, but I wanted to let you know that you should have that today as well.

Please let me know if there is anything else you will need in order to be prepared for the next meeting, and thanks again for all your efforts on behalf of Hope Community Church.



Respectfully,

Rachel A. Kingsley (413) 835-1929

16 Gaylord Street
Amherst, MA 01002

PHONE (413)-336-8364
WEB SITE www.hopechurchamherst.org

Hope Community Church Renovation Plan

Phase 1

- I. Have structure evaluated by structural engineer to determine wall load capacity, and to help with roof materials choice. Have them evaluate the roof timbers for adequate load carrying capability. Have any required work done for bracing and supporting of the roof and walls in preparation of the new roof load.
 - a. \$2,875
- II. Trim branches and remove trees that overhang the structure.
 - a. \$2,400
- III. Have 2 layers of roof materials removed and replaced and fix any areas of sub-roof/support that are damaged. Have gutters and downspouts installed to carry water away from the foundation. Dismantle and dispose of old chimney.
 - a. \$12,000-82,000
- IV. Have the exterior brick of the foundation excavated and assessed for strength/function. Have the brickwork repaired and re-pointed where necessary. Have a moisture resistant membrane applied to divert groundwater to a French drain system at base of footings. Build the foundation for the bathroom addition at the rear of the tower.
- V. Have a French drain system placed at base of footings that will empty into the infiltration system to be located inside the southwest corner of property and install the infiltration system.
 - a. \$7,500
- VI. Have an electrician evaluate the electrical system for functionality and safety.
 - a. Up to \$15,000
- VII. Install thermopane or plexiglass magnetic seal interior storm windows on all existing windows.

Phase 2

- I. Have a Deep Energy Retrofit type air sealing and weatherization done to reduce the energy use of the structure. Seal all openings to the slab area under the subfloor of the basement to prevent unconditioned air infiltration.
- II. Build the accessible bathroom to ADA standards on the rear of the tower.
 - a. \$45,000
- III. Install an ADA approved lift or ramp.
 - a. \$52,000
- IV. Replace the shakes on the exterior of the building. Build out windows and trim work to accommodate the thickness of the insulative sheathing. Have structure painted to Historical accuracy.
 - a. \$3,000+
- V. Have mold remediation done to remove the odor and health hazards from the previous infestation. Replace carpets, wallboard, flooring, etc as needed.

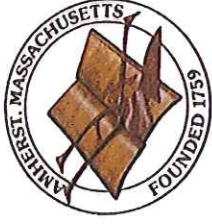
- VI. Have furnace evaluated for size, and install a return air plenum. Look into a central air unit.

Phase 3

- I. Refinish floors, repair plaster, restore original front door and add weather-stripping, replace carpet on pulpit.
- II. Repair outside stairs.
- III. Install the wood chips and border timbers, erect playground equipment.
- IV. Repair stained glass window.

Note: Where we have been given a bid on any of this work, I have used the price we were quoted. Some of this work may be undertaken by church members instead, or new bids may be sought. Items that have no price assigned will be put out to bid asap.

235 East Pleasant Street



- Property Map
- Aerial Property Lines
 - Basemap
 - Streets
 - Local Roads
 - Major Roads
 - State Routes
 - MHD Roads
 - Limited Access Highway
 - Multi-lane Hwy, not I
 - Other Numbered Highway
 - Major Road, Collector
 - Minor Road, Arterial

Horizontal Datum: MA Stateplane Coordinate System,
Zone 4151, Datum NAD83, Feet
Vertical Datum: NAVD88, Feet

Planimetric & topographic basemap features compiled
at 1"=40' scale from April, 2009 Aerial Photography.
Parcels compiled to match the basemap;
revisions are ongoing.

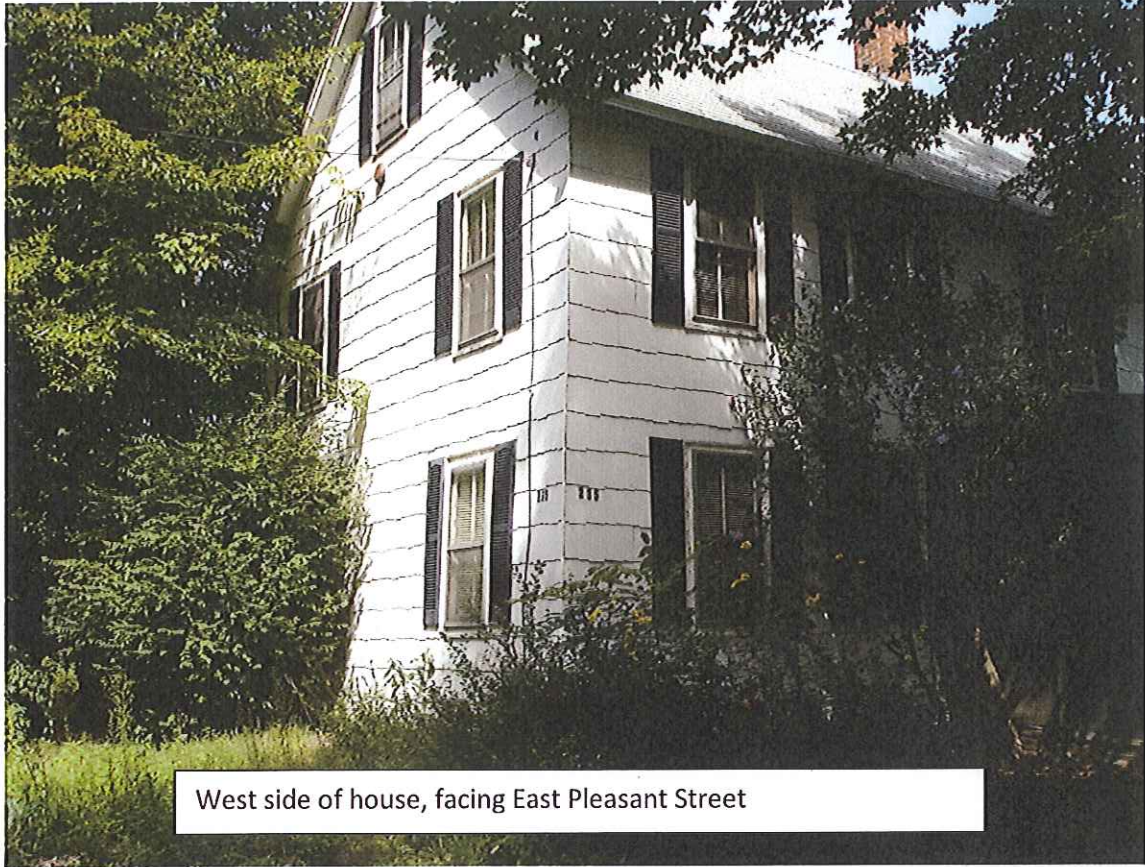
The information depicted on this map is for planning
purposes only, it may not be adequate for legal boundary
definition, regulatory interpretation, or property conveyance
purposes. Utility structures and underground utility
locations are approximate and require field verification.

THE TOWN OF AMHERST MAKES NO WARRANTIES,
EXPRESSED OR IMPLIED, CONCERNING THE
ACCURACY,
COMPLETENESS, RELIABILITY, OR SUITABILITY OF
THESE DATA. THE TOWN OF AMHERST DOES NOT
ASSUME ANY LIABILITY ASSOCIATED WITH THE
USE OR MISUSE OF THIS INFORMATION.

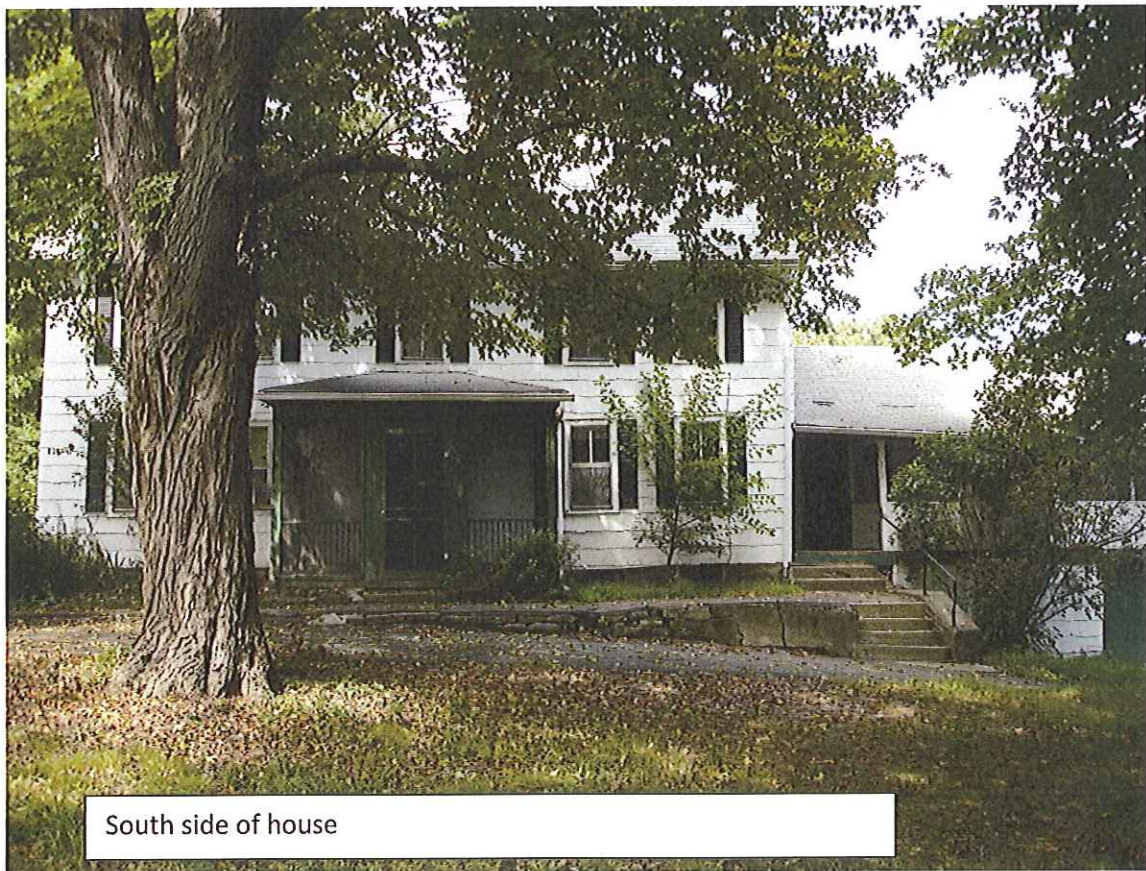
1" = 150 ft

Amherst GIS Viewer January 11, 2011

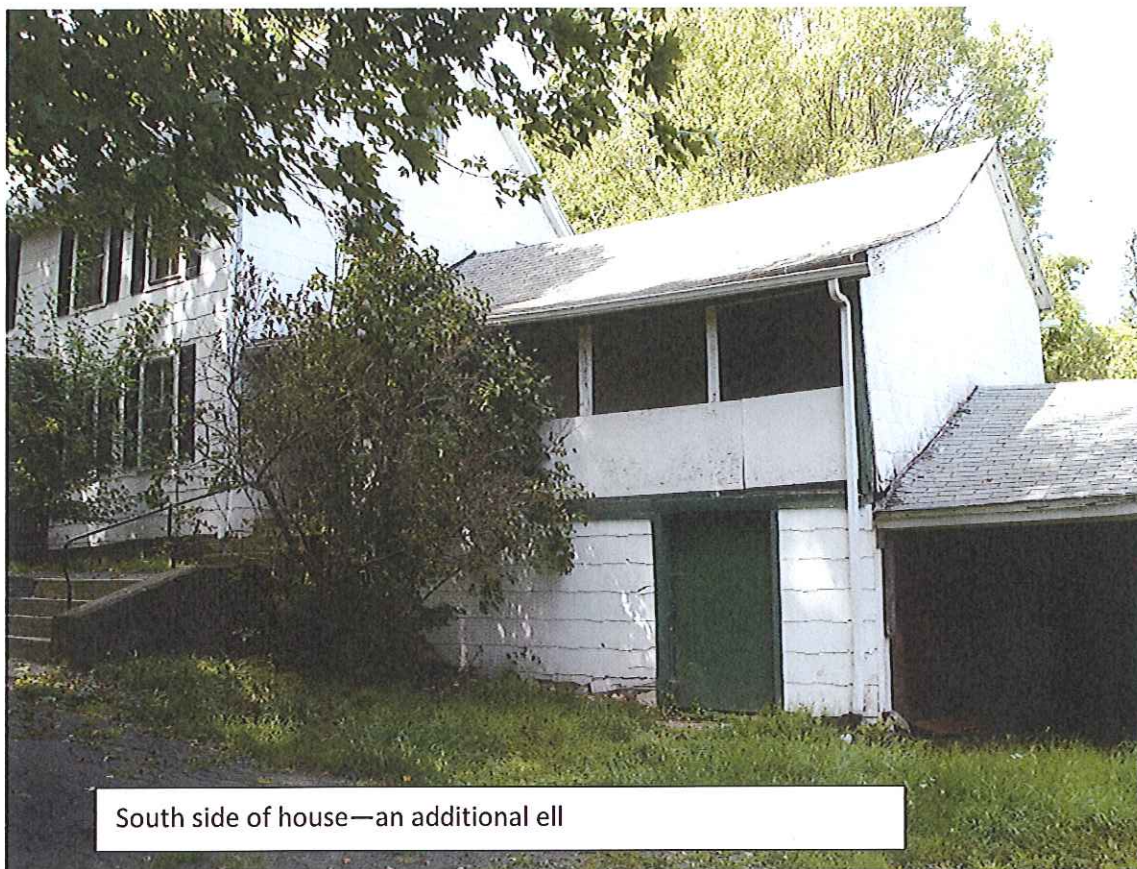




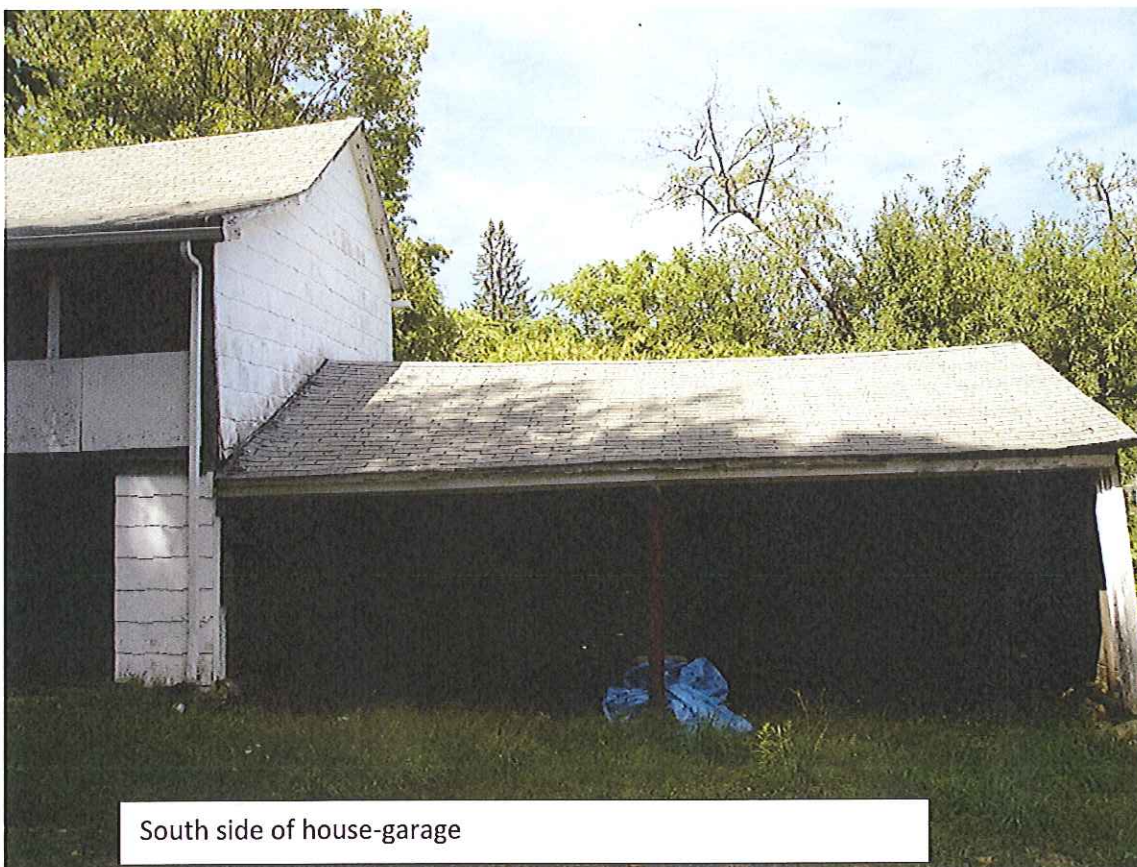
West side of house, facing East Pleasant Street



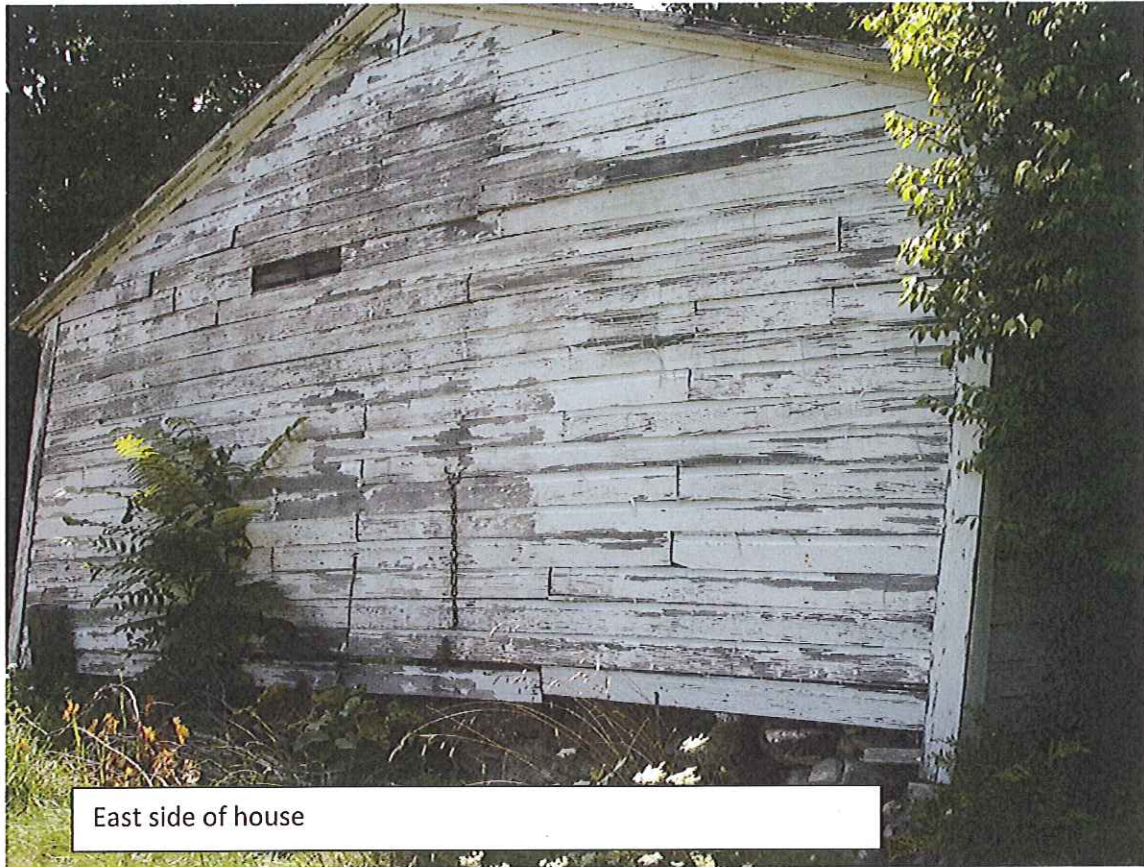
South side of house



South side of house—an additional ell



South side of house-garage



East side of house



North side of house

Facilitating Restoration of the Hawthorne House for Owner-Occupied Affordable Housing

FY 2012 CPA Proposal – Submitted on 10 December 2010

After extensive negotiations, the town acquired the Hawthorne property this past summer, including a 200+ year-old house and associated outbuildings with frontage at 235 East Pleasant Street. The purchase was recommended by the CPA Committee and received overwhelming support at town meeting, which appropriated \$500,000 to buy the Hawthorne property for recreation, conservation, and affordable housing.

The town had initially hoped that the Hawthorne family would be willing to sell the house and outbuildings separately to someone other than the town. The town's negotiators were not able to accomplish this goal. So the town now owns historic structures on a portion of a property it would have preferred not to own, combined with a mandate to produce affordable housing on a site very much constrained by wetlands and the laws protecting them.

The greenest way to produce affordable housing is to restore the existing structure. Restoration is also the most effective way to surmount the wetlands issues on the site. In terms of cost-effectiveness, restoration is on par with demolition and building anew, in great part because of the asbestos and potential lead-paint issues that would affect each process.

This proposal seeks funding to address foundation and sill issues, and potential lead paint problems. It is submitted by this CPA Committee member in the same spirit that prompted Committee chair Peter Jessup's Rolling Green proposal, which was recommended by the CPA Committee and subsequently approved by the Fall 2010 Special Town Meeting.

This proposal addresses the issue of the work to be done, rather than who would do it. Town spokespeople have made it clear that an entity other than the town would ultimately produce and sell the affordable housing to (a) qualified buyer(s) in accordance with a process similar to that for Habitat's West Pomeroy Lane house. Funding these activities, particularly any potential lead paint abatement that might be necessitated by partial interior and exterior demolition resulting from an architect's interaction with the building commissioner, seems therefore quite separable from who might direct their ultimate accomplishment.

Request for Funding – \$81,000

\$40,000 for foundation and sill work. A placeholder amount pending study.

\$40,000 for potential lead paint work. A placeholder amount pending study.

\$1,200 for a dendrology dating study (see accompanying material) of the house that might help in grant applications, fundraising, attracting the interest of a non-profit affordable housing restorer, etc.

1. **Project Feasibility.** The two primary issues for which funding is being sought are concerns which are likely to deter interest in restoration by non-profit groups. The cost estimate total is in the ballpark of the cost to the town for demolishing the existing house to facilitate building anew. Both issues involve known processes with predictable costs that are refineable once more thorough study is done.

2. **Urgency.** The Hawthorne House has only ten+ months left on an Historical Commission demolition delay. If money is made available for issues that are most likely to deter non-profit restoration, it will enhance the likelihood that the town will choose restoration as a course of action, one which has many other positive benefits.
3. **Population(s) to be served by the project.** The low-income famil(y/ies) who will reside in the house would benefit from the existing structure's very favorable solar accessible siting and a layout which directs activities away from a busy nearby street – neither of which could be replicated were the existing structure to be demolished.
4. **Acquisition or preservation of threatened resources.** The town owns the house, but its application for a demolition permit seems to be a clear indication of intent should funds not become available to address these issues. Making these funds available would help tip the scale toward preservation, a course of action favored by the CPA Act.
5. **Possibility of multiple sources of funding.** If the house is preserved and restored as a one- or two-unit residence for low-income families, there is a good likelihood of both volunteer labor and funding for that purpose from the larger neighborhood with ties to the property because of Glen Hawthorne's farmstand, concerns about streetscape and historic preservation, etc. Restoration of the house could qualify for historic preservation and other grants.
6. **Complete description of project addressing cost; documentation relating to projected timeline for the initiation and completion of project, and any expectations for additional funding in future years.** Project is well described by material above. The timeline for accomplishment of the proposed activities depends entirely on whether the town proposes to have the work done on its own behalf or whether it transfers the house to a non-profit with a guarantee that funding for these purposes is available from the monies proposed to be appropriated. Need for additional funding is dependent upon decisions re number of units, final layout, code compliance requirements, etc., which are presently unknown.
7. **Funding available.** If responsibility is assigned to both affordable housing and historic preservation categories, there would be more than enough CPA money available.

Sincerely,



Vincent O'Connor, at-large CPA Committee member, Precinct #1 Town Meeting member
175 Summer Street #12
413/549-0810